150.0	0004	0011.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,600 / 784,600
					USE VALUE:	784,600 / 784,600
					ASSESSED:	784,600 / 784,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETRALIA ALPHONSINE/TRUSTEE
Owner 2:	ALPHONSINE PETRALIA TRUST
Owner 3:	
Street 1:	27 KENILWORTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PETRALIA ALPHONSINE Y -
Owner 2:	-
Street 1:	27 KENILWORTH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1968, having primarily Vinyl Exterior and 2416 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	296,800	600	487,200	784,600
Total Card	0.145	296,800	600	487,200	784,600
Total Parcel	0.145	296,800	600	487,200	784,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.75 | /Parcel: 324.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99253
GIS Ref	
GIS Ref	
Insp Date	07/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0004-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,800	600	6,300.	487,200	784,600	784,600	Year End Roll	12/18/2019
2019	101	FV	262,600	600	6,300.	456,800	720,000	720,000	Year End Roll	1/3/2019
2018	101	FV	302,600	600	6,300.	377,600	680,800	680,800	Year End Roll	12/20/2017
2017	101	FV	302,600	600	6,300.	347,100	650,300	650,300	Year End Roll	1/3/2017
2016	101	FV	302,600	600	6,300.	316,700	619,900	619,900	Year End	1/4/2016
2015	101	FV	255,200	600	6,300.	310,600	566,400	566,400	Year End Roll	12/11/2014
2014	101	FV	255,200	600	6,300.	288,700	544,500	544,500	Year End Roll	12/16/2013
2013	101	FV	255,200	600	6,300.	274,700	530,500	530,500		12/13/2012

!11764!

PRINT

Date	Time
12/11/20	01:54:02

LAST REV

Date	Time
07/30/18	13:40:22
apro	
11764	

USER DEFINED

Prior Id # 1:	99253
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETRALIA ALPHON	68216-432		10/17/2016	Convenience	99	No	No		
JACKSON RONALD	25655-561		9/15/1995		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2018	164	Redo Kit	16,000	C				
1/7/2016	20	Solar Pa	4,984		1/7/2016			solar array instal

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	Inspected	PH	Patrick H
6/9/2018	MEAS&NOTICE	HS	Hanne S
10/30/2008	Meas/Inspect	355	PATRIOT
11/22/1999	Meas/Inspect	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	487,202	Spl Credit		Total:	487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02502429
Adj $ / SQ:	131.459
Other Features:	98500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403299
Depreciation:	106471
Depreciated Total:	296828

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

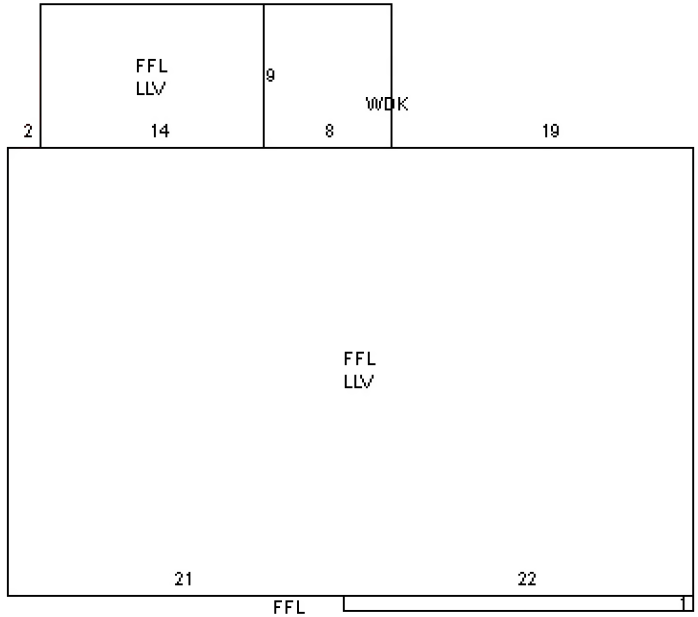
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	131.46
Special Features:	0	Val/Su Net:	107.77
Final Total:	296800	Val/Su SzAd	219.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,352	131.460	177,733
LLV	Lower Level	1,330	94.650	125,885
WDK	Deck	72	16.400	1,181

Net Sketched Area:	2,754			Total:	304,799
Size Ad	1352	Gross Are	2754	FinArea	2416

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0004-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	11X12	A	AV	2000	5.09	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600